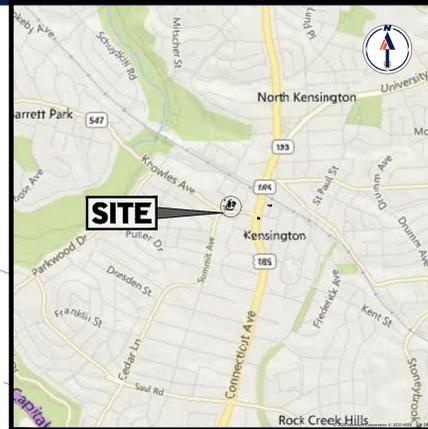
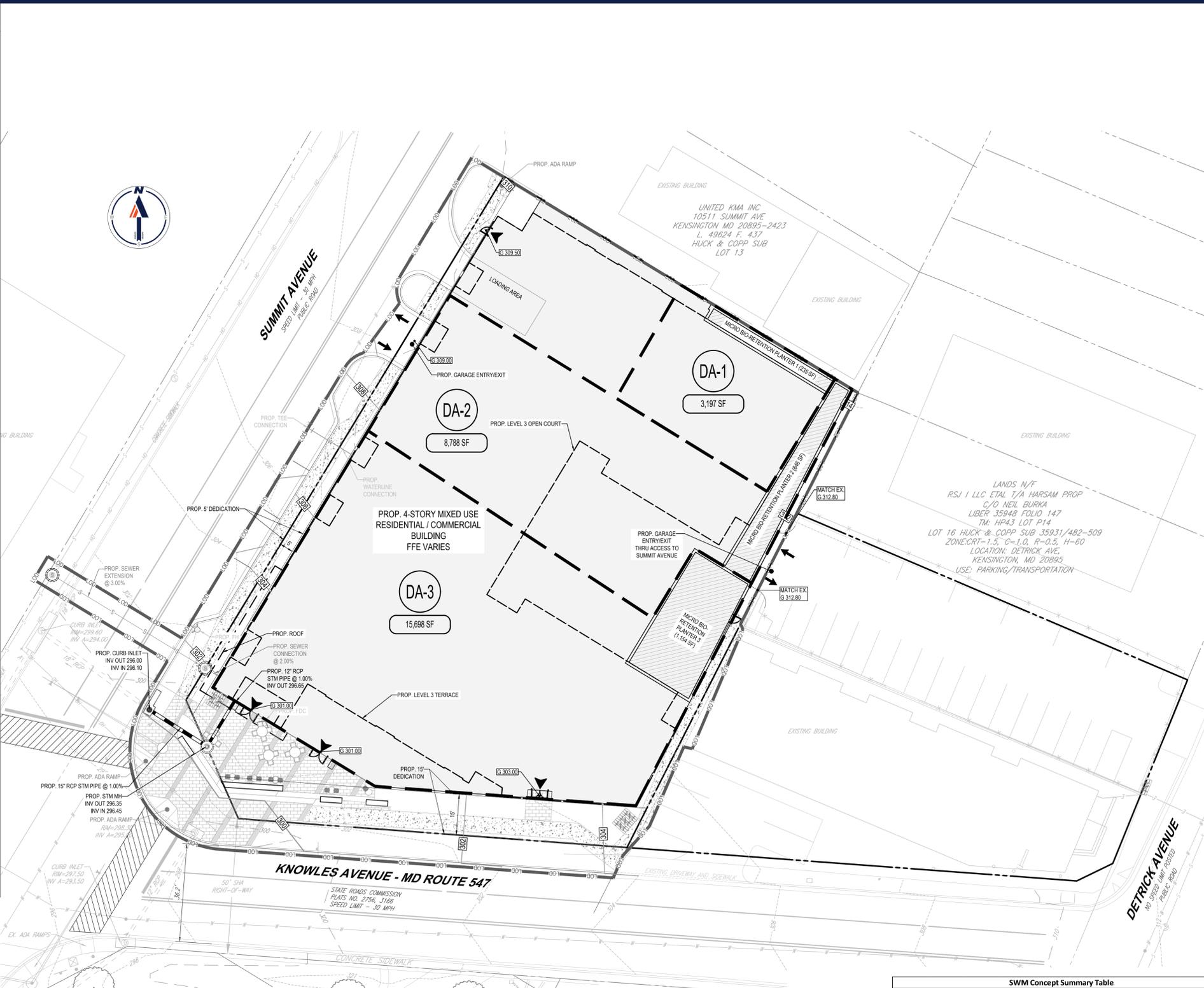


LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING CONTOUR
- HYDRANT
- WATER VALVE
- GAS VALVE
- OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND GAS LINE
- APPROX. LOC. UNDERGROUND WATER LINE
- APPROX. LOC. UNDERGROUND TEL. LINE
- APPROX. LOC. UNDERGROUND ELEC. LINE
- APPROX. LOC. UNDERGROUND SANITARY LINE
- UTILITY POLE
- TRAFFIC SIGNAL
- ELECTRIC METER
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- STORM DRAIN MANHOLE
- WATER METER
- GAS METER
- SIGN
- MAIL BOX
- BOLLARD
- U-BOLLARD
- METAL GUARDRAIL
- FENCE
- LANDSCAPED AREA
- AREA LIGHT
- DOUBLE AREA LIGHT
- COLUMN
- CLEAN OUT
- PAINTED ARROWS
- TITLE REPORT EXCEPTION
- DENOTES PARKING SPACE COUNT
- BENCHMARK
- UTILITY POLE/LIGHT POLE
- GUY WIRE
- TREE (SIZE AS NOTED)
- TEST PIT/BORING LOCATION
- GROUND AREA LIGHT
- PROP. DOOR LOCATION
- PROP. MICRO-BIO-RETENTION AREA
- PROP. TRANSFORMER
- SOIL TYPE SYMBOL AND BOUNDARY
- NOTE: SOIL ON ENTIRE PROPERTY IS TYPE SUB (GLENN-G/URBAN LAND COMPLEX, 3-8% SLOPES)
- DRAINAGE AREA DIVIDE
- DRAINAGE AREA LABEL



LOCATION MAP
SCALE: 1" = 2000'

- ### GENERAL NOTES:
- OWNER/APPLICANT:
10509 SUMMIT VENTURE, LLC
C/O WOODSIDE VENTURES & REALTY SERVICES
7215 RIDGEWOOD TERRACE
CHEVY CHASE, MD 20815
CONTACT: THOMAS BRAULT
PHONE: (703) 888-2632
 - THIS PLAN IS BASED UPON THE FOLLOWING:
PREPARED BY THOMAS A. MADDOX
ESTATE AT KNOWLES STATION METROPOLITAN
BRANCH B & R R ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND
PREPARED BY: THOMAS A. MADDOX
FIELD DATE: 09/22/19
DATED: 10/04/19
 - THE PROPERTY IS KNOWN AS LOT P15, P17, P19, & PART OF P21, P23 AS RECORDED THE LANDS OF MONTGOMERY COUNTY, MARYLAND; LIBER 56199 FOLIO 66.
 - EXISTING NET TRACT AREA: 36,413 SF OR 0.84 AC
TRACT AREA TO BE DEDICATED: 3,415 SF OR 0.08 AC
 - TOTAL FORESTED AREA DISTURBED: 0 SQ F
 - CURRENT ZONING: CRT-1.5 C-1.0 R-0.5 H-60
 - THERE ARE NO WETLANDS, WATERS OF THE UNITED STATES, 100 YEAR FLOOD PLANS OR THEIR ASSOCIATED BUFFERS LOCATED WITHIN 100' OF THE PROPERTY, NOR IS THE SITE WITHIN AN SPA.
 - THE PROPERTY IS LOCATED IN THE LOWER ROCK CREEK WATERSHED, AS CLASS 1.
 - THERE IS NO EXISTING FOREST ON-SITE.
 - THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM SURVEYS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES AND WSSC WERI 200' SHEETS 213N04 TO DEVELOP A VISUAL OF ALL UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE DETERMINED COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS AND WELLS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY LOCATION ATLAS AND INDEX OF HISTORIC SITES. NO KNOWN HISTORIC FEATURES EXIST ON THE PROPERTY.
 - PUBLIC UTILITY EASEMENTS AND RIGHT-OF-WAYS WILL BE PROVIDED AS NEEDED ON-SITE TO ALLOW FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE SERVICE TO THE PROPOSED BUILDINGS.
 - THE FINAL USE DENSITIES MAY VARY WITHIN THE TOTAL LIMITS APPROVED.
 - TREES GREATER THAN OR EQUAL TO 24 INCHES DIAMETER AT CHEST HEIGHT EXIST ON-SITE.
 - NO KNOWN ENDANGERED SPECIES ARE KNOWN TO EXIST ON THE PROPERTY.
 - UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE AND THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES, AND SIDEWALKS WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.
 - ALL PARCELS ARE LOCATED WITHIN THE WSSC WATER AND SEWER CATEGORY 1.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY



NOT APPROVED FOR CONSTRUCTION

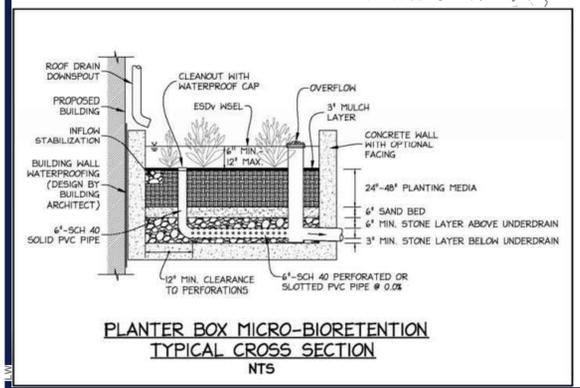
PROJECT No.: MS192168
DRAWN BY: JOC
CHECKED BY: BLF
DATE: 8/12/2020
CAD ID.: SWM-0

PROJECT:
THE FLATS AT KNOWLES STATION
FOR
10509 SUMMIT VENTURE, LLC C/O WOODSIDE VENTURES & REALTY SERVICES
SWMC #286227
LOCATION OF SITE:
10509 SUMMIT AVENUE
MONTGOMERY COUNTY
KENSINGTON, MARYLAND 20895
LOT: 15, 17, 19 & PART OF 21, 23

BOHLER
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

B. L. FOX
PROFESSIONAL ENGINEER
MONTGOMERY COUNTY, MD
LICENSE NO. 3786

SHEET TITLE:
STORMWATER MANAGEMENT CONCEPT PLAN
SHEET NUMBER:
1
ORG. DATE - 8/10/2020



STORMWATER MANAGEMENT SUMMARY:

TOTAL AREA OF DISTURBANCE = 43,481 SF (40,037 SF IMPERVIOUS)
TOTAL AREA OF DISTURBANCE CONSIDERED FOR PROJECT ESD = 38,018 SF (EXCLUDES 5,463 SF OF OFFSITE DISTURBANCE WITHIN SHA ROW)
OVERALL TARGET ESD_v = 7,238 CF
P_e TARGET FOR PROJECT = 2.60"
OVERALL PROVIDED ESD_v = 5,698 CF * (PROVIDED VIA THREE MICRO-BIORETENTION FACILITIES)
P_e PROVIDED FOR PROJECT = 2.05" *

* A WAIVER IS REQUESTED FOR THE REMAINING VOLUME TO MEET 100% OF THE ESD REQUIRED TARGET VOLUME AND P_e TARGET.

ESD PRACTICE SUMMARY

TYPE	SURFACE AREA (SF)	MEDIA DEPTH (FT)	ESD _v PROVIDED (CF)	DRAINAGE AREA (SF)	P _e PROVIDED (IN.)
BMP-1	235	4.5'	658	3197	2.60"
BMP-2	646	4.5'	1809	8788	2.60"
BMP-3	1154	4.5'	3231	15608	2.60"

* MEDIA DEPTH INCLUDES 6" OF SAND

SWM Concept Summary Table

General Property Information	
SM#	286227
Type of Concept:	Site Development Stormwater Management Plan
MNCP&PC Process/No:	Preliminary Plan No. 12020xxx
Property Address:	10509 Summit Avenue, Kensington MD 20895
Property Legal Description:	Lots 15, 17, 19 & P/O Lots 21, 23 & 25 - HUCK & COPP SUBDIVISION
Property Size (ac./sq. ft.):	0.84 ac. / 36,507 sq. ft.
Total Concept Area (ac. /sq. ft.):	LOD = 0.96 ac. / 37,438 sq. ft. (excludes SHA ROW)
Zoning:	CRT-1.5, C-1.0, R-0.5, H-60
Watershed and Stream Class:	Rock Creek
Special Protection Area:	N/A
100 YR Floodplain:	Area of Minimal Flood Hazard, Map 24031C0365D effective 9/29/06
Ex. Site % Impervious/Redevelopment or New Development:	EX. 32 % Impervious / New Development
SWM Summary:	
Target P _e / Proposed P _e / Target 2.60" / Proposed 2.05"	
Target ESD _v / Provided ESD _v :	Target 7,238 CF / Provided 5,698 CF
ESD Measures:	Micro-Bioretenion Planter Box (3)
Structural Storage Required/Provided:	N/A
Structural Measures:	N/A
Waiver Request/CL/QL/Both:	Waiver Request
Provided ESD _v + Requested to be Waived:	5,698 CF + 1,540 CF = 7,238 CF

LEGEND

- PROP. ESD PRACTICE
- PROP. CONCRETE SIDEWALK
- PROP. BRICK PAVER
- LOD
- PROPERTY LINE
- ADJACENT PROPERTY LINE

UTILITIES NOTE:

LOCATION AND SIZES OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE.
LOCATION OF EXISTING UNDERGROUND WATER AND SEWER WERE APPROXIMATED USING WSSC WERI DATABASE AND 200' SHEET 213N04.
CONTRACTOR TO TEST PIT FOR ACTUAL LOCATION OF UNDERGROUND UTILITIES.

PROFESSIONAL CERTIFICATION
I, BRADY D. FOX, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3786, EXPIRATION DATE: 11/30/2021

H:\1010151516\DRAWINGS\PLAN SETS\SWM\MS192168-SWM-0-LAYOUT-SWM-01